



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00068 Horizon Hills Estates (**Reconsideration**)  
**Application Type:** Major Final  
**CPC Hearing Date:** February 12, 2015  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of I-10 and East of Eastlake  
**Acreage:** 104.86 acres  
**Rep District:** East ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** N/A  
**Proposed Zoning:** N/A  
**Nearest Park:** One park proposed within subdivision  
**Nearest School:** Adjacent to SISD Peyton Estates Elementary  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Horizon Hills, LLC  
**Applicant:** Horizon Hills, LLC  
**Representative:** Del Rio Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** N/A / East ETJ / Vacant  
**South:** N/A / East ETJ / Vacant  
**East:** N/A / East ETJ / Residential Development  
**West:** N/A / East ETJ / Residential Development

**PLAN EL PASO DESIGNATION:** O5 (Remote)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 104.86 acres of vacant land for 427 residential lots ranging from 5,043 to 10,017 square feet, 6 commercial lots of varying size, one 1.881 acre park and three stormwater ponds. Primary access to the subdivision is proposed from Frontage Road. This application is being reviewed under the current subdivision code.

### **CASE HISTORY and REQUEST**

The City Plan Commission, at its regular meeting of April 18, 2013, approved Horizon Hills Estates on a Major Preliminary basis and in August 22, 2013, approved the subdivision on a Major Final basis.

With this application, the applicant is seeking approval of a revised final plat which proposes an increase in stormwater ponds (from one to three) and the following reductions:

- Two park/pond sites to one park
- 453 residential lots to 427 residential lots

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee's recommendation is **approval** of Horizon Hills Estates on a Major Final basis, subject to the following comments.

### **Planning Division Recommendation:**

Approval as it complies with Title 19.

### **Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. All downstream storm-water management facilities should be in place prior to or concurrently with the development of the subject subdivision (Title 19.08.010).
2. Provide a note on the plat indicating the entity responsible for maintenance of public storm-water infrastructure
3. Show proposed City Monuments on the final plat.
4. Coordinate with TXDOT for access and drainage requirements.

### **Planning – Transportation Planning**

1. Provide release of access note or document as applicable.
2. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at end of Mark Twain Ave. where there is no existing connection to adjacent property.

### **Notes:**

1. TxDOT approval/ coordination is required for access from Frontage and I-10.
2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **Parks and Recreation Department**

We have **re-reviewed Horizon Hills Estates**, a **revised** major final plat map and offer Developer / Engineer the following **“revised”** comments:

Please note that this subdivision is composed of **427 lots**, includes **19.4826** acres of Commercial property and Applicant is proposing to dedicate a **1.88 acre "Park"**

**Per City standards 4.27 acres of "Parkland" and "Park fees" in the amount of \$19,480.00 would have been required, however,**

This subdivision meet the requirements to be excluded from the calculation for "Parkland Dedication" as **it is not** identified on the official map as described per ordinance Title 19 –

Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

**Also**, please note that above mentioned **1.88 acre "Park"** will be dedicated to the El Paso County, the City of El Paso will not be the maintenance responsible party.

**El Paso Water Utilities**

We have reviewed the subdivision referenced above and provide the following comments:

EPWU-PSB does not object to this request. This Subdivision is located within the El Paso County Lower Valley Water District service Area.

**El Paso County 911 District**

No comments received.

**El Paso Department of Transportation**

TIA amendment will not be required if only reducing the number of lots.

**Central Appraisal District**

Missing Lot 5 on Block 27. Please add.

**Sun Metro**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Applicant shall address the following comments prior to recordation:**

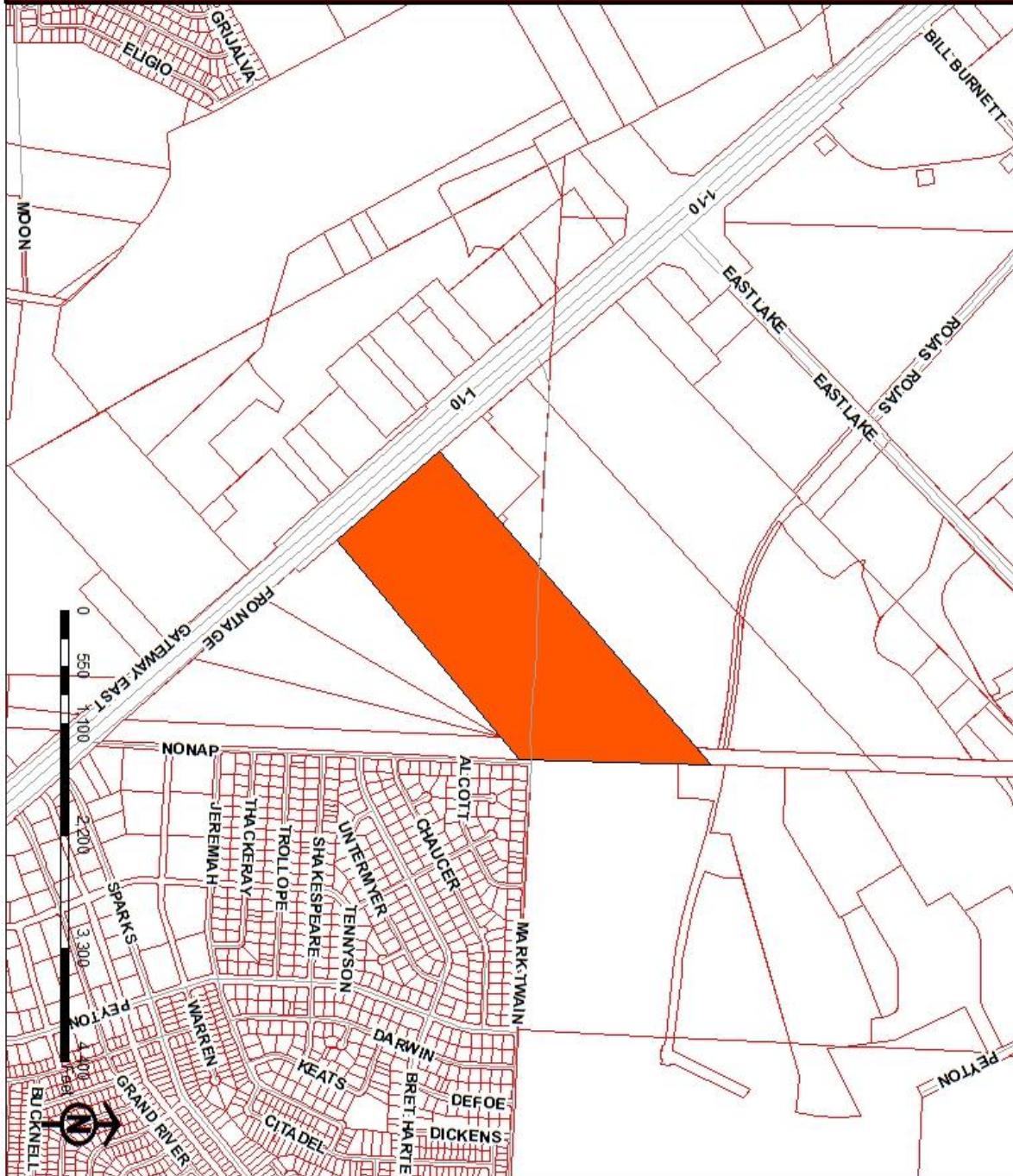
1. Submit release of access as applicable.
2. Correct acreage on Dedication Statement.

**Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Application

ATTACHMENT 1

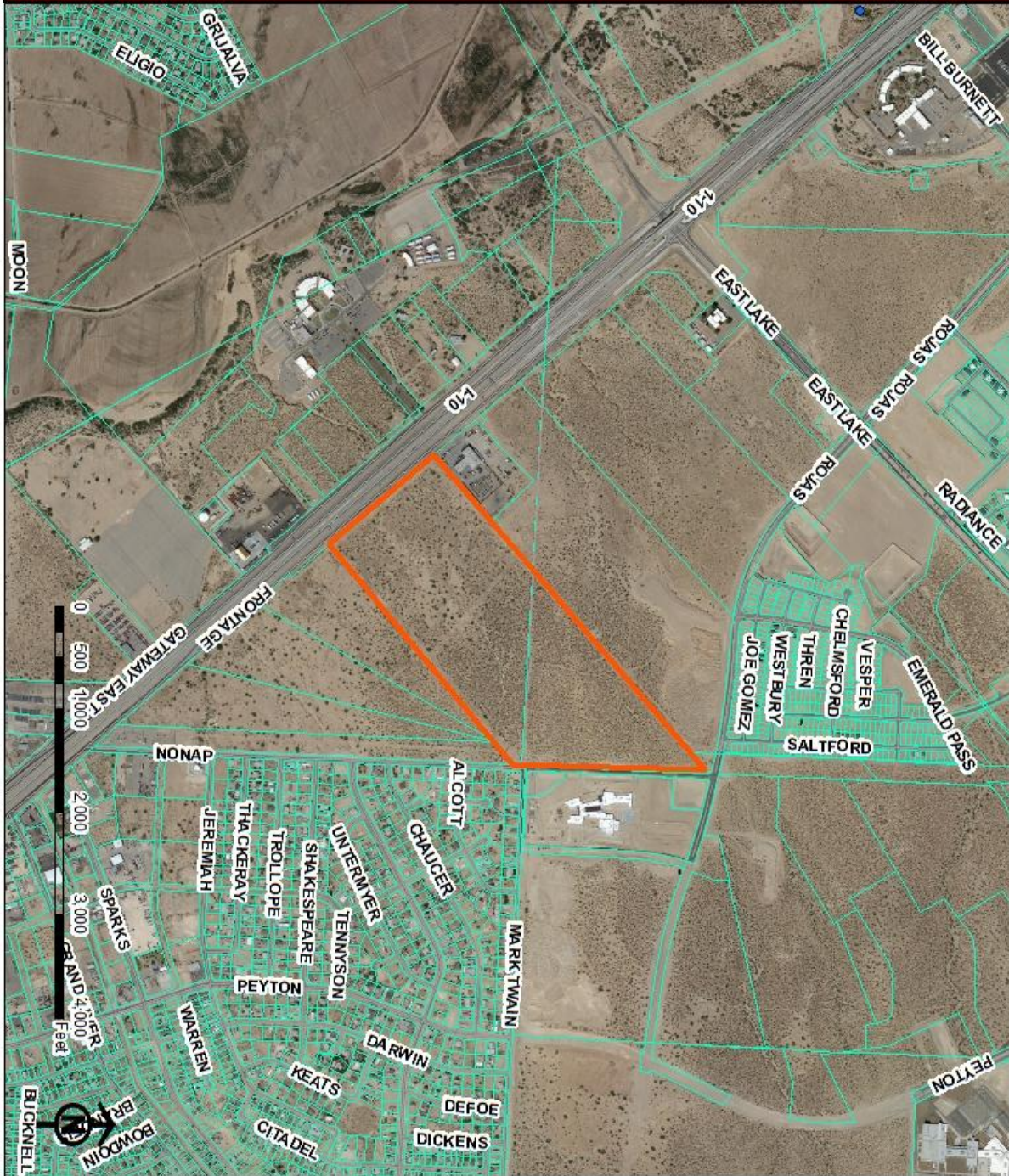
# HORIZON HILLS ESTATES





## ATTACHMENT 2

# HORIZON HILLS ESTATES





**INTERSTATE HIGHWAY No. 10 ROW**

**WATER**

**LOT**

**OWNER**

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## ATTACHMENT 4



### CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 1/12/2015

FILE NO. SUSU13-00068

SUBDIVISION NAME: Horizon Hills Estates

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being all of Tract 4, C.D. Stewart Survey No. 324 and all of Tract 1 C.D. Stewart Survey No. 317 El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>54.76</u>	<u>427</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage	<u>4.34</u>	<u>3</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.88</u>	<u>1</u>			
School					
Commercial	<u>19.52</u>	<u>6</u>	Total No. Sites	<u>437</u>	
Industrial			Total (Gross) Acreage	<u>104.86 ACRES</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? Residential
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No
5. What type of utility easements are proposed: Underground x Overhead  Combination of Both
6. What type of drainage is proposed? (If applicable, list more than one)  
Retention Basin Design
7. Are special public improvements proposed in connection with development? Yes  No x
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes x No   
If answer is "Yes", please explain the nature of the modification or exception  
Variance from County's required 60' to 52' with a 32' pavement. Minimum lot size reduction from County's allowable 6,000 to 5,500 sqft.
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes x No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes  No   
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12.	Owner of record	Horizon Hills, LLC	310 N. Mesa Ste 518	El Paso, Tx 79901	915-532-3100
		(Name & Address)		(Zip)	(Phone)
13.	Developer	Horizon Hills, LLC	310 N. Mesa Ste 518	El Paso, Tx 79901	915-532-3100
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	Del Rio Engineering	P.O. Box 220251	El Paso, Tx 79913	915-833-2400
		(Name & Address)		(Zip)	(Phone)

Refer to Schedule C for  
current fee.

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024